

REPORT TO: CITY DEVELOPMENT COMMITTEE - 23 JANUARY 2012

REPORT ON: PROPOSED LOCAL DEVELOPMENT PLAN - MAIN ISSUES REPORT AND ENVIRONMENTAL REPORT CONSULTATION 2011

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 12-2012

1 PURPOSE OF REPORT

- 1.1 To provide the Committee with an overview of the responses to the public consultation exercise on the Main Issues Report and Environment Report relating to the production of a proposed Local Development Plan for Dundee.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee notes the overview of the consultation responses to the Main Issues Report and Environment Report consultation exercise.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising as a result of this report.

4 BACKGROUND

- 4.1 At its meeting on the 26 September 2011, the City Development Committee approved the Main Issues Report and related Environment Report and agreed to the publication of these documents for an 8 week public consultation period from 10 October 2011 to 2 December 2011. The Committee also agreed that the Director of City Development should report the results of the consultation back to the City Development Committee.

4.2 Communication Methods

To raise awareness of the consultation period and to encourage engagement in the process, a wide range and variety of approaches were undertaken. These included:

- a 140 Posters and 800 flyers/information sheets which were distributed to libraries, Council offices, Tayplan office, local housing offices, all local Housing Associations and Communities Officers;
- b a press release that was issued which resulted in multiple articles in the Dundee Courier. In addition, a formal public notice was published at the start of the consultation period;
- c 330 e-mails were sent out to addresses that had registered via the Dundee Local Development Plan website. Recipients were predominantly national organisations, consultants, landowners and developers;
- d Dundee City Council's website had updates to the City Development Department pages and the home page providing direct access to the online consultation;
- e posters and information sheets which were displayed at Dundee House throughout the duration of the consultation;
- f the consultation period, which was directed to all Local Community Planning Partnership chairpersons for discussion at their appropriate meetings;

- g the consultation, which also utilised the networks within the Dundee Partnership, including advertising on their website and dissemination through the Building Stronger Communities and Strategic Housing and Regeneration Groups;
 - h a series of information events which were held, including both daytime and evening periods to facilitate easy access by the public. These were held at Dundee House, Central Library, West Housing Office and East Housing Office. On some occasions these events were shared with a consultation by the Housing Department on the Local Housing strategy which enabled access to a wider range of respondents and sharing of resources;
 - i Planning Officers attending a number of community meetings and events. Presentations and workshops were facilitated on how to engage in the process, how to make a comment and the main issues were explained. This included the Community Councils, Dundee Youth Council and student groups; and
 - j formal notification which was given to the Scottish Government and specified Key Agencies (SNH, Historic Scotland, SEPA, Scottish Water, NHS Tayside, Scottish Enterprise, TACTRAN, Transport Scotland and the Forestry Commission).
- 4.3 Initial analysis of the responses demonstrated that the most effective method of communication was by direct e-mail from the Local Development Plan mailing list. The second most popular was by flyer/newsletter.
- 4.4 Other methods were less effective and were predominantly either internet based (websites and social media) or word of mouth (Communities Officers, Community Councils etc).
- 4.5 Further analysis of the communications will take place and assist in targeting resources for future consultations.
- 4.6 Responses

Responses to this consultation have been received from a range of bodies and organisations in addition to individual members of the general public.

In summary:

- a 211 people attended the information events and public meetings. All were encouraged to make a formal response. During these events around 81 issues were raised and will be considered in the process of preparing the proposed Local Development Plan.
- b For the Main Issues Report Consultation, a total of 46 on-line questionnaires were completed. An additional 31 comments were submitted by e-mail and letter.
- c The Environmental Report Consultation received a limited response - with only 6 on-line questionnaires being completed.
- d The mix of communication methods did assist in achieving a broad and reasonably balanced range of responses from various sectors of the community.
 - 60% of respondees were male and 40% were female;
 - 13% were aged under 20;
 - 20% were aged 20-40;

- 38% were aged 41-65; and
 - 29% were aged over 65.
- e A summary of the responses received is contained in an appendix to this report. More detailed consideration of responses will take place during the next stage of preparing the proposed local development plan. This will include making the wider content of the representations publicly available.
- f Some respondents raised issues which are largely outwith the scope of the planning system but will nevertheless be considered in the formulation of policies for the Plan in terms of any possible impacts upon them. These include: issues of site specific enhancements; air quality monitoring; strategic planning and the occupation of city centre shops by specific retailers etc.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services) and Director of Finance have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Appendix: Summary Responses to Main Issues Report Consultation.

Mike Galloway
Director of City Development

Iain Jack
Assistant Head of Planning

IJ/SP/KM

13 December 2011

Dundee City Council
Dundee House
Dundee

APPENDIX - SUMMARY RESPONSES TO MAIN ISSUES REPORT CONSULTATION

Part 1: Responses to the Main Issues Report Questionnaires

Part 2: Responses to the Environment Report Questionnaires

Part 3: Comments received at information events and meetings

Part 4: Other Comments received

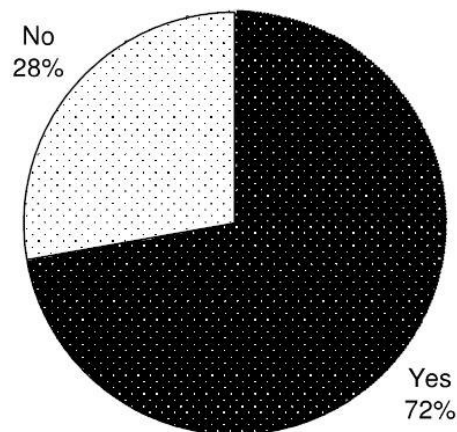
Part 5: List of Respondees

PART 1 - RESPONSES TO THE MAIN ISSUES REPORT QUESTIONNAIRES

Please note that answering each question was optional. The charts are therefore shown as a percentage of all persons who answered that particular question. Most respondents included text to explain their choice, which is not detailed here.

Spatial Strategy

Do you agree with the proposed spatial strategy set out in the Main Issues Report?

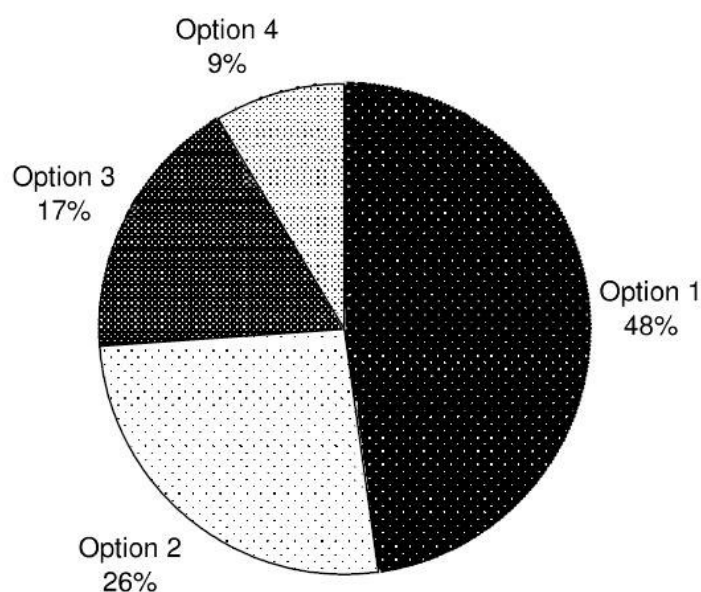


Economy and Employment Land

Main Issue 1: Safeguarding Employment Land

This issue concerns the safeguarding of land for employment needs. In particular, it concerns the locations identified in the existing Local Plan Review 2005 as Principal Economic Development Areas and General Economic Development Areas.

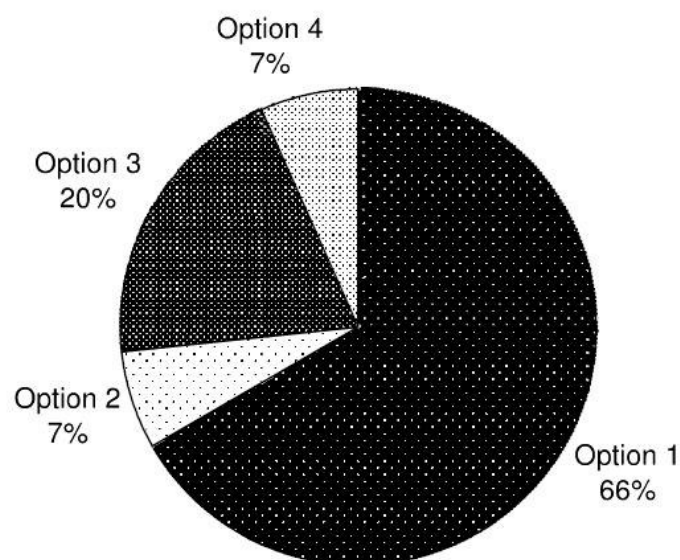
- Option 1: no new allocations for employment land be made in the Local Development Plan. Existing allocations in the Principal and General Economic Development Areas be retained and safeguarded for future employment uses and in particular to provide for the renewables sector.
- Option 2: Protect Strategic Development Areas for employment uses but reduce the existing level of allocations of the Principal and General Economic Development Areas as contained in the Dundee Local Plan Review 2005.
- Option 3: Maintain all existing Principal and General Economic Development Areas allocations and identify further potential locations that could accommodate development associated with the renewable sector.
- Option 4: None of the above



Main Issue 2: High Amenity Economic Development Areas

This concerns the future for the areas allocated for specialist business uses at the Medi-park, Technopole, Technology Park, Railyards Digital Media Park and Balgarthno.

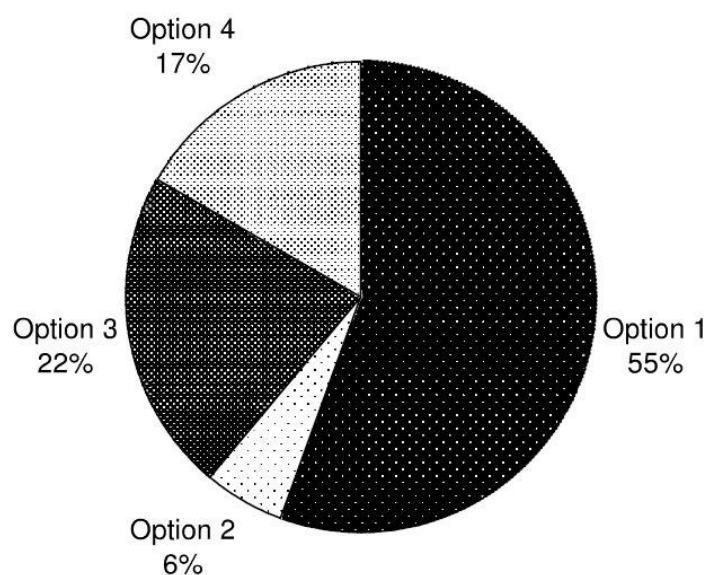
- Option 1: maintain existing allocations for specialist business uses at Medi-park, Technopole, Technology Park and Railyards Digital Media Park and reduce the size of the Balgarthno extension.
- Option 2: maintain all the existing allocations for specialist business uses at the Medi-park, Technopole, Technology Park, Railyards Digital Media Park and Balgarthno.
- Option 3: maintain existing allocations for specialist business uses at the Medi-park, Technopole, Technology Park and Railyards Digital Media Park and redefine the allocation for the Balgarthno extension to a Principal Economic Development Area.
- Option 4: none of the above.



Main Issue 3: Maintenance of General Economic Development Areas

General Economic Development Areas play an important role in the provision of land for employment uses, particularly small businesses. The protection of these areas is considered important in order to support small business development and promotion.

- Option 1: maintain the protection given to General Economic Development Areas and resist the development of these areas by non-employment uses.
- Option 2: maintain the protection given to General Economic Development Areas and to allocate additional general industrial areas covering smaller sites and premises throughout the city.
- Option 3: allow the take-up of General Economic Development Areas by non-employment uses and to concentrate on safeguarding the High Amenity Economic Development Areas and Principal Economic Development Areas.
- Option 4: none of the above.

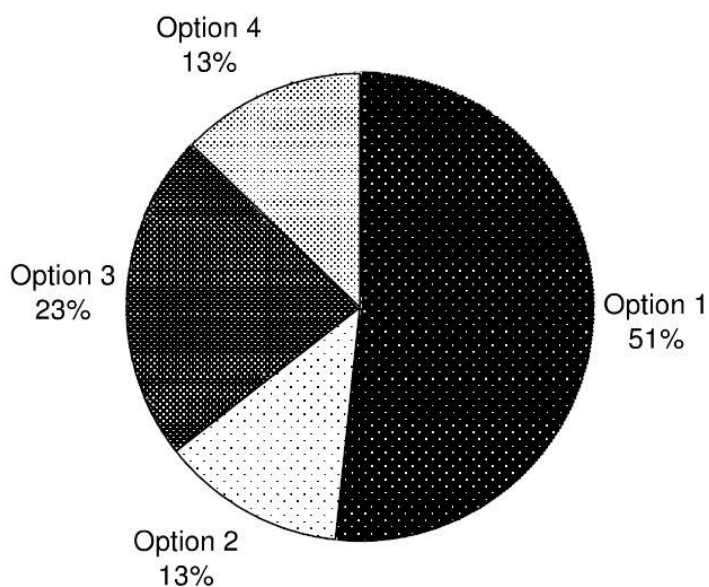


Housing

Main Issue 4: Distribution of Housing Land

This issue considers how to deliver the land necessary to meet the housing needs required by the Strategic Development Plan. The current Dundee Local Plan Review 2005 has prioritised brownfield land release with some limited greenfield release.

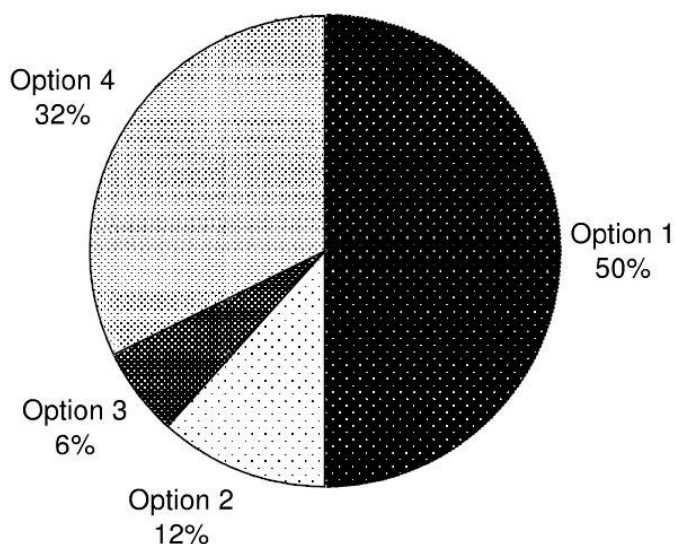
- Option 1: to continue with the approach of delivering land for new housing in brownfield locations with some limited greenfield land release.
- Option 2: to focus all additional land for new housing on brownfield sites only with no new land release in greenfield locations.
- Option 3: to allow for a significant level of the additional land required to be met from greenfield locations.
- Option 4: none of the above.



Main Issue 5: Greenfield Land Release

The proposed TAYplan Strategic Development Plan has identified the Western Gateway as the main strategic housing location for Dundee (accommodating 750+ houses). It is therefore proposed to carry forward the existing 3 sites for this area allocated within the Dundee Local Plan Review 2005. There is currently developer interest to the east side of the city as there are a number of planning applications for residential developments currently waiting to be determined.

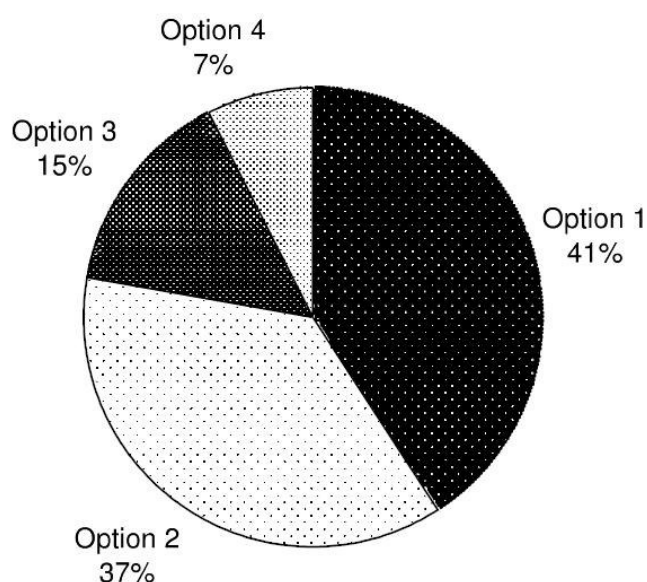
- Option 1: continue to promote the west of the city for the main release of greenfield land for housing and allow for some limited greenfield land in the north of the City to provide for flexibility and choice.
- Option 2: allow for greenfield land release for new housing spread across the west, north and east of the City.
- Option 3: allow for major release of greenfield land to the east of the city in the area to the north of Arbroath Road.
- Option 4: none of the above.



Main Issue 6: House Type

The Dundee Local Plan Review 2005 identified 4 separate areas within the city to which different design guidelines were applied for the development of new housing. These areas were the City Centre, the Inner City, Suburban and the Villages. Within each of these areas different house types were either encouraged or restricted. Two of the main aims of this approach were to deliver larger houses in the suburban and village areas in response to a shortfall in the provision of these house types and to limit the quantity of new build flats given the prevalence of flats in the city and the increasing demand for houses. The approach to flats sought to restrict new flatted developments to the City Centre with limited scope in the Inner City area and a presumption against flats in the Suburban and Village areas.

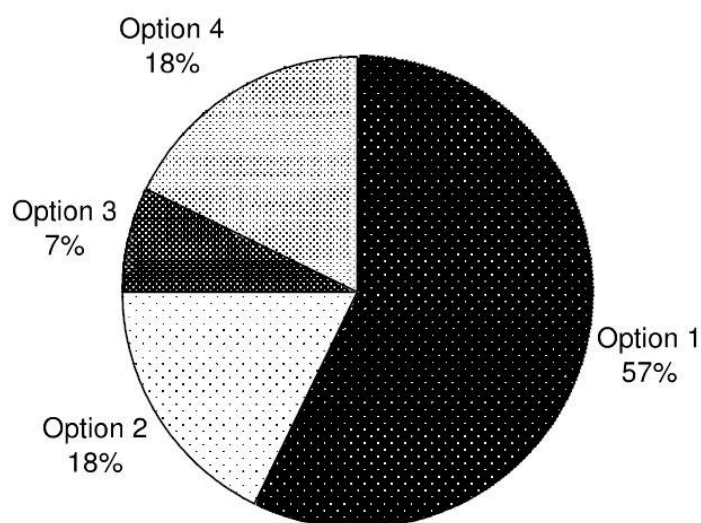
- Option 1: maintain the existing areas for the allocation of house types across the city (City Centre, Inner City, Suburban and Villages) but build in greater flexibility in the house types/size in the suburban and village areas. Maintain the approach to the provision of flats as per the Dundee Local Plan Review 2005.
- Option 2: maintain the existing areas for the allocation of house types across the city (City Centre, Inner City, Suburban and Villages) but build in greater flexibility in the house types/size in the Suburban and Village areas. To allow the provision of flats within developments across all the areas of the plan.
- Option 3: remove the existing Central Area, Inner City, Suburban and Villages boundaries and have no restriction of house type by these areas.
- Option 4: none of the above.



Main Issue 7: Design Guidelines

The Dundee Local Plan Review 2005 promoted the delivery of good quality housing. It is considered that there is a requirement to continue with standards for new housing development to ensure the quality of place agenda is delivered through the Local Development Plan. It is recognised that there is a need to review the existing requirements in light of the experience of their use over the last 5 years to ensure that they are assisting in the provision of quality new housing developments and are not preventing development from taking place.

- Option 1: maintain the approach of setting down the main requirements for new housing in terms of design and layout to deliver an integrated approach to placemaking in the existing sectors and build in flexibility to allow for creative solutions in specific circumstances. Build in recognition that the requirements of the social rented sector need to be considered differently.
- Option 2: take the same general approach as Option 1 but remove the different requirements applied to each sector and apply similar requirements across the city as a whole.
- Option 3: replace the setting out of housing requirements with a density approach to new housing developments.
- Option 4: none of the above.

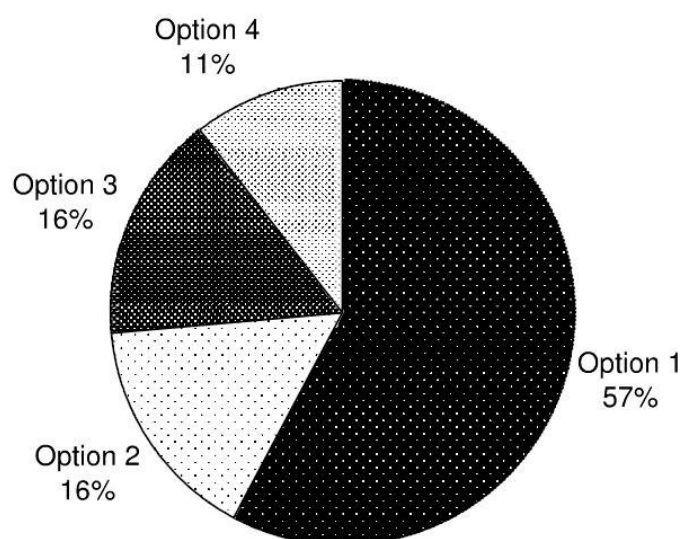


Town Centres and Retailing

Main Issue 8: City Centre

This issue considers the role of the City Centre and whether the majority of future retail expenditure on both non-bulky and bulky comparison goods should be directed to it or spread out across the existing retail hierarchy.

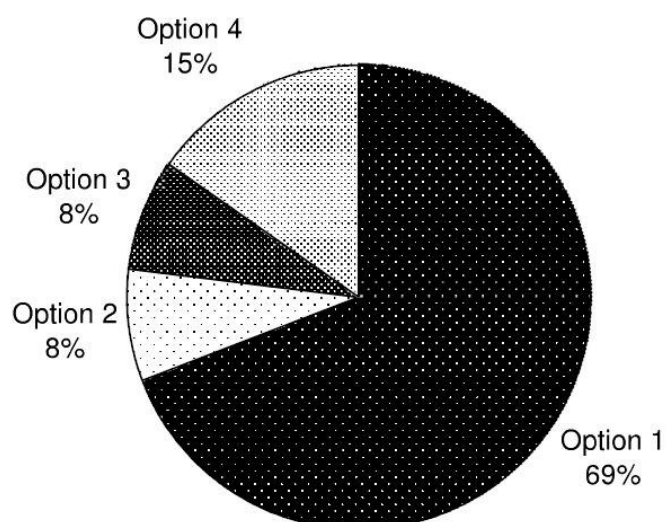
- Option 1: that the city centre remain the main focus for directing the majority of new non-bulky and bulky comparison goods retail expenditure.
- Option 2: that the city centre remains the focus for directing the majority of new non-bulky goods retail expenditure but that the majority of available expenditure on bulky goods be allowed outwith the city centre.
- Option 3: that new non-bulky and bulky retail expenditure not be focused on the city centre but rather it be spread across all of the existing retail hierarchy.
- Option 4: none of the above.



Main Issue 9: District Centres

This issue considers whether the District Centres can remain in their current form and size or whether there may be the need for consolidation into a smaller size with investment focused on these reduced areas.

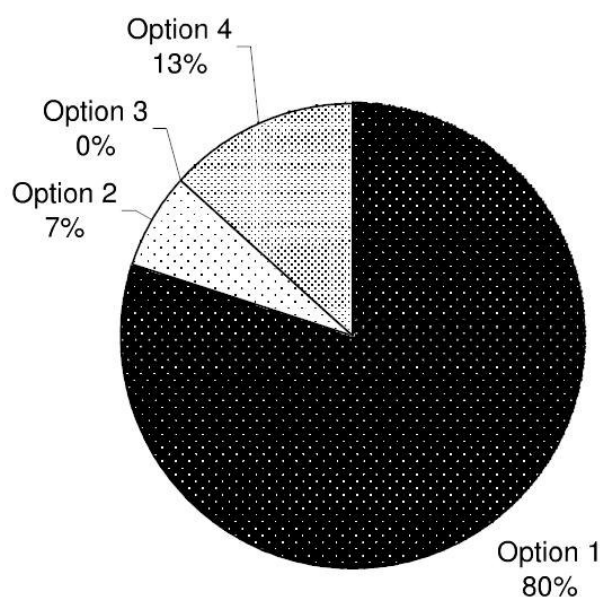
- Option 1: review the boundaries of the existing District Centres with a view to consolidating them into a more viable shopping centre for the area they serve and provide a better focus for future investment.
- Option 2: to leave the boundaries of the existing District Centres as designated in the Dundee Local Plan Review 2005.
- Option 3: to allow more non-retail uses within the existing District Centres, as defined, to address the levels of vacancy.
- Option 4: none of the above.



Main Issue 10: Major Out of Centre Retailing

This issue considers the future role of out of centre retailing within the city in the light of the current and anticipated slow rate of growth in both convenience and comparison retail expenditure. In relation to this the role of the controls over the range of goods is also considered.

- Option 1: maintain the current approach to out of centre retail floorspace with no new sites identified for either convenience or comparison floorspace over that proposed at the Bus Depot as an extension to Gallagher Retail Park. Also maintain the existing controls over the range of goods sold from the retail parks and major foodstores subject to any minor variations that may be required to reflect changes in shopping formats.
- Option 2: designate new out of centre retail locations including the Gas Holder site at East Dock Street, or extensions to existing retail locations for additional comparison and convenience goods floorspace.
- Option 3: relax the controls on the existing out of centre retail parks to allow them to widen the range of goods and retailers that could be accommodated.
- Option 4: none of the above.

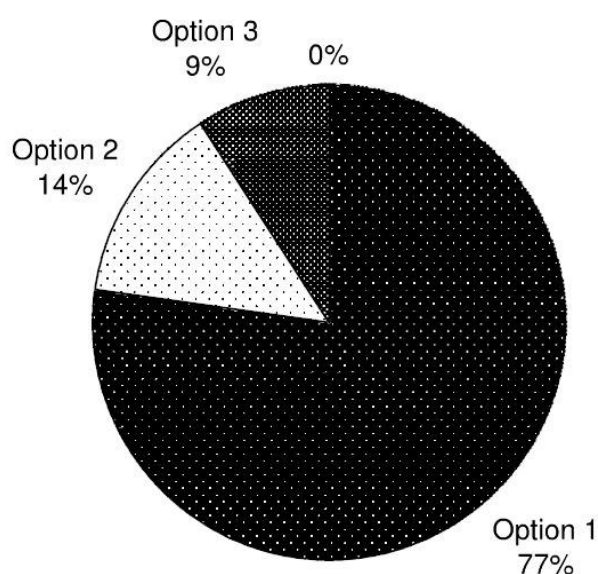


Sustainable Natural and Built Environment

Main Issue 11: Energy Efficiency and Renewable Energy

Local Planning Authorities are required by Scottish Government to include a policy in the new Local Development Plan requiring a reduction in CO₂ greenhouse gas emissions in new development. The proportion of greenhouse gas emissions should decrease incrementally over the length of the local development plan period through the use of low and zero carbon technologies. In order to contribute towards meeting Scottish Government targets the preferred option specifies the rate of decrease for all new buildings proposed in the preferred option.

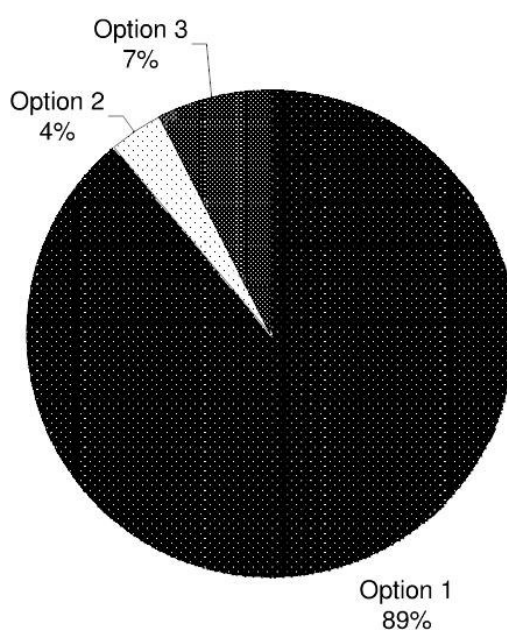
- Option 1: the rate of decrease in greenhouse gas emissions should amount to 10% from adoption of the Local Development Plan in 2014 increasing to 15% decrease from the beginning of 2019.
- Option 2: set lower or higher standards.
- Option 3: none of the above.



Main Issue 12: Sustainability and Design in The Built Environment

This concerns a wide range of design issues including construction, layout, flooding and drainage, materials, orientation, open space and biodiversity contained within the Sustainable Design and Construction Guide.

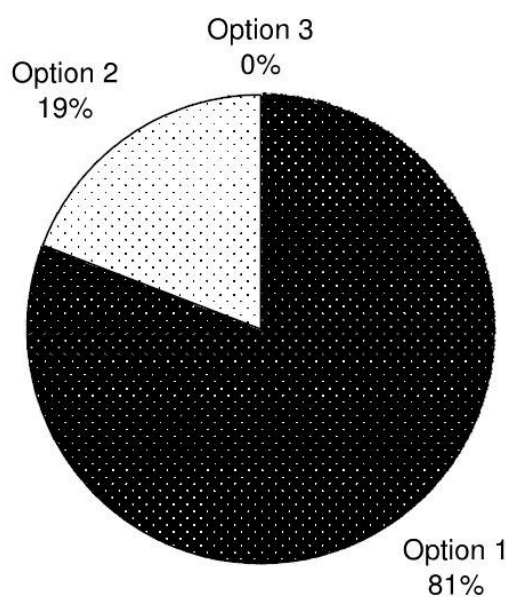
- Option 1: to review, update and where necessary develop and adopt Supplementary Planning Guidance for sustainable development including the Sustainable Development Guide for Construction.
- Option 2: continue with the various individual development guides and maintain status of the Sustainable Development and Construction Guide as Planning Advice only.
- Option 3: none of the above.



Main Issue 13: Flooding

Recorded flood events in Dundee and the increasing risk of flooding in the future requires to be addressed in the Local Development Plan. Scottish Planning Policy (SPP) recommends varying approaches to the acceptability and requirements of development depending in the level of risk from flooding.

- Option 1:
 - restrict development in the high and medium risk categories as recommended by the Scottish Planning Policy;
 - identify areas of flood risk on maps to help direct development away from areas at risk from flooding;
 - only support proposals within areas of flood risk if appropriate measures to mitigate risk can be secured, including the replacement of the loss of flood storage to produce a neutral or better outcome; and
 - consider potential mitigation and management measures for areas at risk from flooding.
- Option 2: support no development which is proposed within areas at risk of flooding.
- Option 3: none of the above.

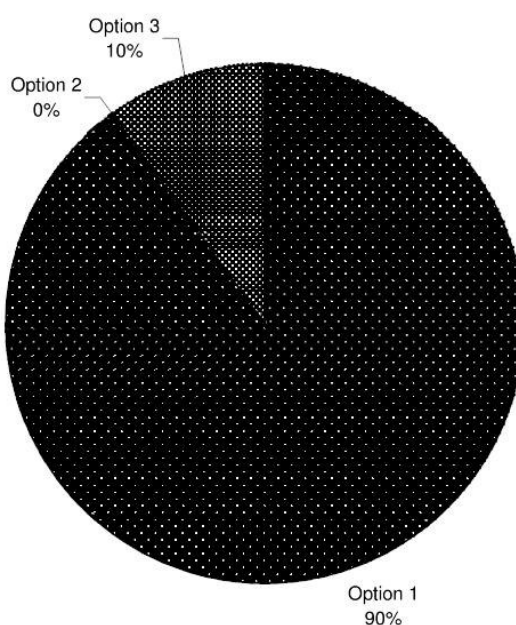


Main Issue 14: Waste

Waste is a wasted resource. More infrastructure and facilities will be required in the future to sort, recycle, process and recover energy from waste (*).

Please choose only one of the following:

- Option 1:
 - develop a waste management approach which directs major waste management facilities to existing or proposed industrial and business sites;
 - all new commercial and industrial developments over 1000m² will be required to produce waste management plans demonstrating how waste will be collected, sorted, recycled and reused;
 - all development will be required to demonstrate how waste construction materials will be similarly treated to above; and
 - require developers to provide local recycling, composting and waste management facilities in accessible and convenient locations.
- Option 2: assess the requirements for waste management in new development on a case by case basis.
- Option 3: none of the above.

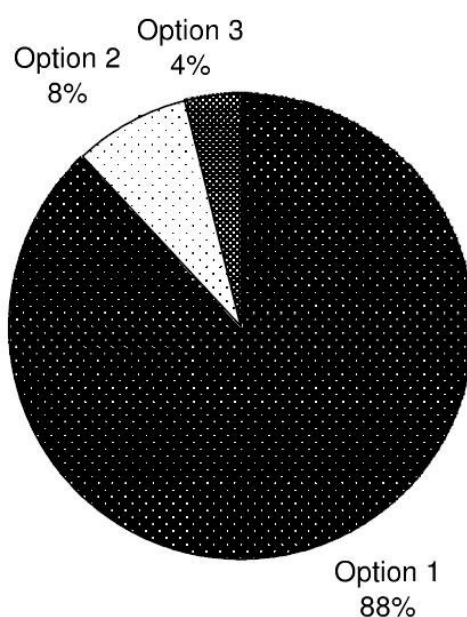


Sustainable and Accessible Transport

Main Issue 15: Sustainable and Accessible Transport

Sustainable modes of travel and access is one of the main aspects of reducing carbon emissions generated by transportation. The preferred option seeks to establish a design led approach for all new developments and regeneration areas. This approach will endeavour to make the best use of the existing networks of infrastructure, movement corridors and ecosystems.

- Option 1: to continue to promote a sustainable pattern of development that reduces the need to travel and prioritises sustainable travel and transport opportunities. To improve accessibility and transport choice for all sectors of the community. To safeguard land for identified improvements to the transport network. To promote a design led approach for all new developments and regeneration areas to meet the requirements of Scottish Government's Designing Places and Designing Streets.
- Option 2: accept that car ownership is likely to increase and for this to be accommodated in the design of new development.
- Option 3: none of the above.



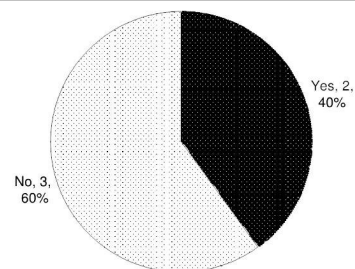
PART 2 - RESPONSES TO THE ENVIRONMENT REPORT QUESTIONNAIRES

The Environment Report consultation received a limited number of responses, in addition answering each question was optional. The following charts display results based on the number of respondents that answered that particular question. The chart labels indicate Yes or No, followed by the number of respondents and the percentage that represents. Most respondents included text to explain their answers which is not detailed here.

Q1: Environmental Characteristics and Problems

Section 6.2, Table 3

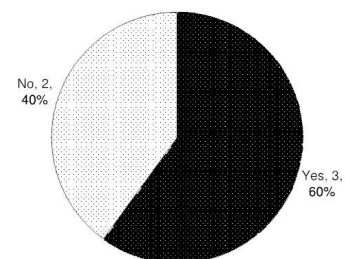
Do you agree with the descriptions of the environmental characteristics and problems?



Q2: Environmental Baseline and Trends

Section 6.3, Table 4

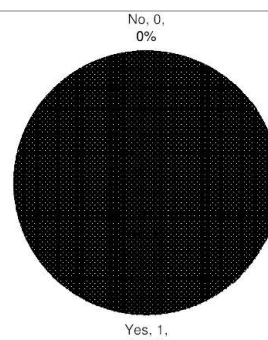
Do you agree with the choice of environmental resource indicators under each theme?



Q3: Significant Impacts of the preferred Options and Alternatives

Section 10, Table 6

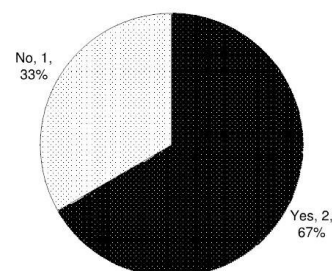
Do You agree with the scores allocated in table 6?



Q4A: Mitigation and Enhancement of Significant Environmental Effects

Section 10.2

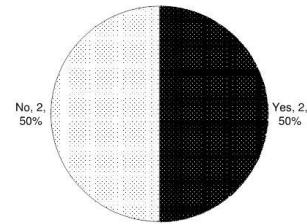
Do you agree with the measures proposed under Economy and Employment Land?



Q4B: Mitigation and Enhancement of Significant Environmental Effects

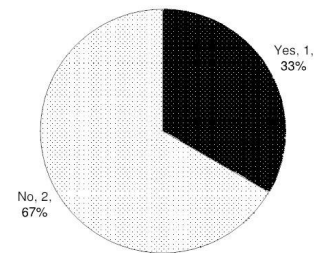
Section 10.2

Do you agree with the measures proposed under Housing?

**Q4C: Mitigation and Enhancement of Significant Environmental Effects**

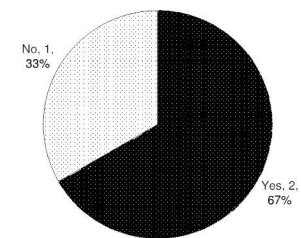
Section 10.2

Do you agree with the measures proposed under Retail?

**Q4D: Mitigation and Enhancement of Significant Environmental Effects**

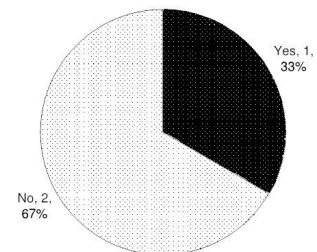
Section 10.2

Do you agree with the measures proposed under Environment?

**Q4E: Mitigation and Enhancement of Significant Environmental Effects**

Section 10.2

Do you agree with the measures proposed under Sustainable and Accessible Transport?



PART 3 - COMMENTS RECEIVED AT INFORMATION EVENTS AND MEETINGS

What follows is a summary of comments made during information events. It is not an exhaustive list and is an interpretation of the issue raised. Attendees were encouraged to make formal, written responses to the consultation:

Economy

- City needs job creation and support for employers of all sizes.
- Emphasis needed on small scale manufacturing and engineering style businesses.
- Recognition that the V & A project will have a positive effect - but concern that too much attention and reliance is being put on this and a more diverse economy is required.
- Small industrial/storage property is too expensive so doesn't encourage business start ups. The market is dominated by larger industrial units.

Housing

- Appearance of new housing is bland or ugly - need to consider how better to blend them in or have a Dundee-specific design.
- No need to build on the edge of the city when there are empty sites closer in.
- Concern that new housing doesn't seem to be matched with education provision and that edge of city developments don't have any facilities (shops, businesses, workplaces etc).

Retailing

- City centre could do with more speciality shopping - perhaps promote the establishment of a small unit shopping area in the central waterfront for independent retailers.
- Wide support for promoting the city centre and a wish to see the halt to large scale supermarket building.
- Resistance against the Kingsway retail parks and a wish to see some of these businesses located in the city centre.

Environment

- Concern over the lack of renewable energies in Dundee - particularly on new build properties (residential and commercial).
- Concern that Dundee wasn't harnessing the wave and tidal power of the River Tay.

Transport

- Commuter traffic causing noise and air pollution making living conditions in Dundee less attractive. Building homes on the edge of the city will increase commuter traffic and could encourage more residents to leave in search of better quality living conditions.
- Need for certain locations to be made more pedestrian friendly - particularly retail parks and city centre (within inner ring road, not just City Square). To include wider pavements, zebra crossings and more responsive traffic light crossings. Also better weather protection in built up areas.

Other Issues

- Concern that regeneration works are being targeted at "failed" estates rather than those which are starting to deteriorate - but an acknowledgement that many of the issues are social rather than physical.
- Whilst crime statistics may show low crime levels, the fear of crime is a discouraging factor.
- Policy requiring re-use of buildings rather than demolitions - with developers told to justify all demolitions.

PART 4 - OTHER COMMENTS RECEIVED

31 comments were received by other formats, including e-mail and letter. These were primarily from Planning consultants or landowners, but did include members of the general public. The range of comments received include:

- Petition from 9 residents in the Mill O'Mains area raising concerns over future car parking and housebuilding plans.
- Landowner seeking additional land release for housing in the Western Gateway.
- Landowner expressing support for Western Gateway developments.
- Management Company seeking greater support, promotion and protection for Dundee City Centre retailing.
- Allotment users seeking protection of land at Magdalen Green from development.
- Landowner seeking use of Gas Holder site on Dock Street for a new retail park.
- Housebuilders seeking the allocation of agricultural land for residential developments as an extension to Balgillo North Village, Balmossie Village, North Grange, South Auchray and at Drumsturdy Road.
- Landowner seeking designation of land adjacent to Camperdown Park for residential use.
- Local interest group seeking protection for 7 geologically important features spread across Dundee.
- Development company seeking the conversion of employment premises to retailing units at Bellfield Street.
- Development company seeking the conversion of existing employment land sites for alternative mixed uses at Riverside.
- Development Companies/landowners seeking conversion of employment land at Kingsway East, Dalmahoy Drive/Clatto Gardens and Clepington Road for residential purposes.
- Sheltered housing developer seeking specific recognition and concessions for housing provision for the elderly.

PART 5 - LIST OF RESPONDEESMain Issues Report - Online Questionnaire

<u>Name</u>	<u>On Behalf Of</u>
Mark Miller	
William Mackay	
Andrew Roberts	Network Rail
Bruce Hosie	
Mrs Catherine Meakin	
Carolyn Smart	
David Hewick	Broughty Ferry Community Council
Ryan McAlindin/Campbell Gerrard	sportscotland
Michael Strachan	Forestry Commission Scotland
Pauline Hinchion	Dundee Green Party
Ian Young	
James Gillan	
Stephen McAloon	Scottish Water
Mike Browne	Scottish Geodiversity Forum
I & D Stark c/o Richard Heggie	Urban Animation
Tom Wallace	Dundee Transition Town
Zhihao Wang	
Ruth Bickerton	
Daniel Wilkes	
Emelda Maclean	Bruce R Linton Properties
Andrew Llanwarne	Friends of the Earth Tayside
Ewen Cameron	Scottish Natural Heritage
Michaela Sullivan	Forth Ports Limited
Donald G Coutts	DG Coutts Associates
Naomi Cunningham	The Scottish Property Federation
Sandra Knight	
Alastair Wood	Orchard Street Investment Management LLP
Alan Farningham	KCC Consulting Ltd
Paul Houghton	Alliance Planning
Fiona Clandillon	Ryden
Strategic Land (Scotland) Ltd/Iain Bett Esq	c/o Montgomery Forgan Associates
Peter Noad	Scottish Enterprise
VICO Ltd	c/o Montgomery Forgan Associates
Ian Thomson	Abertay Housing Association
Ewan Maclean	Balmossie Developments Limited
Ewan Maclean	Stewart Milne Homes
H & H Properties c/o AGENT	Halliday Fraser Munro
Andrew Nisbet	
Eric Guthrie	Tactran
Sheena Jamieson	SEPA
Scottish Water	Agent - Halcrow Group Ltd
Chris Ross	Barratt East Scotland
Trudi Craggs	Dundas & Wilson CS LLP, acting for Asda Stores Ltd
Michaela Sullivan	Forth Ports Limited
Doug McLaren	Tayside Foundation for the Conservation of Resources
Nicola Barclay	Homes for Scotland

Strategic Environmental Assessment - Online Questionnaire

<u>Name</u>	<u>On behalf Of</u>
Mark Miller	
Mike Browne	Scottish Geodiversity Forum
Daniel Wilkes	
Andrew Llanwarne	Friends of the Earth Tayside
Sandra Knight	
David Lampard	Tayside Geodiversity group

Submissions Made By Other Means

<u>Name</u>	<u>On behalf Of</u>
Mr E Hall	
Mrs E Hall	
Ms J Morrison	
Mr H Morrison	
Mr B Holt	
Mr M Holt	
Mrs C Pirie	
Mrs D Campbell	
Mr J Campbell	
Alan Fitzpatrick (Montagu Evans)	Inverarity Farms Ltd
Alistair Wood (Savills)	Orchard Street Investment Management LLP
Alex Gouick	Magdalen Green Private Tenants Association
Bryan Wallace	National Grid Property Ltd
Callum Fraser (DTZ)	Riverside Avenue Securities
Christine Stuart (KCC)	Taylor Wimpey/AWG
David Lampard	Tayside Geodiversity
David Melhuish	Scottish Property Foundation
David Wardrop (Montgomery Forgan Associates)	Strategic Land (Scotland) Ltd
David Wardrop (Montgomery Forgan Associates)	VICO Ltd
Emelda Maclean	Bruce Linton Properties
Ewan Maclean	Balmossie Developments
Ewan Maclean	Stewart Milne Homes
Fiona Clandillon	I & H Brown
Gemma Wild	Scottish Civic Trust
Helen Wood	Scottish Government
Jason Hogg (Jones Lang Lasalle)	Peter Arbuckle
Joe Geoghegan	U & H Investments
Karen Clark	Discovery Homes
Katherine Pollock (Turley Associates)	Sainsbury's
Robert Newton (GVA)	Land Securities
Samantha Jackson	CBRE Ltd
Shahid Ali	Seagate Estates
Stafano Smith (Halcrow)	Scottish Water
Stephen McAloon	Scottish Water
Stuart Winter (Jones Lang Lasalle)	SSE
Tony Thomas	Caledon Properties
Ziyad Thomas	McCarthy & Stone
Ben Ellis	Fife Council
Mr A Barrie	Dundee Civic Trust